



**TANGLIN, 47 ULWELL ROAD, SWANAGE**  
**£595,000 Freehold**

This substantial detached family house stands in a popular residential area on the northern outskirts of Swanage adjoining Days park at the rear, approximately one mile from the town centre and within easy reach of open country and the beach at Burlington Chine. It is thought to have been built during the 1930s and is of brick construction with Purbeck stone dressings, under a pitched roof covered with clay tiles.

Whilst in need of updating throughout, 'Tanglin' offers particularly spacious and versatile family accommodation with a good sized garden at the rear. It also has the considerable advantage of a detached garage and ample off-road parking.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1LG**.



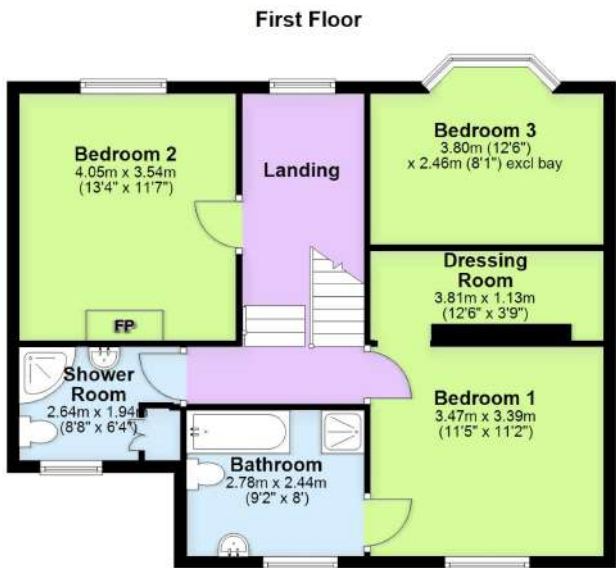
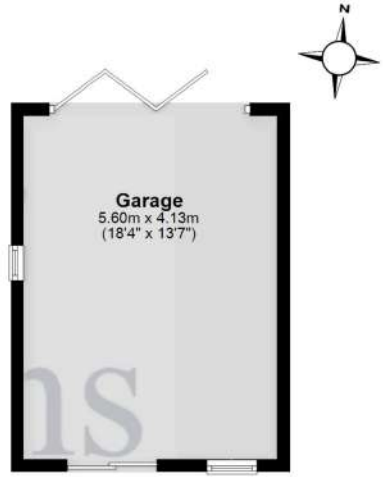
The entrance hall welcomes you to 'Tanglin' and is central to the accommodation. Leading off, the generous living room has a bay window to the front. The equally spacious dining room is also at the front of the property and has a brick fireplace. Beyond, the kitchen, with utility leading off, offers considerable scope to create an ideal family hub with access to the rear garden. There is a spacious cloakroom on this level.

On the first floor there are three bedrooms. The South facing principal bedroom is particularly spacious and has the advantage of a dressing area and a spacious en-suite bathroom. Bedrooms two and three are also a good sized doubles at the front of the property. The family shower room completes the accommodation. There is also access to the boarded attic space, via a pull-down ladder.

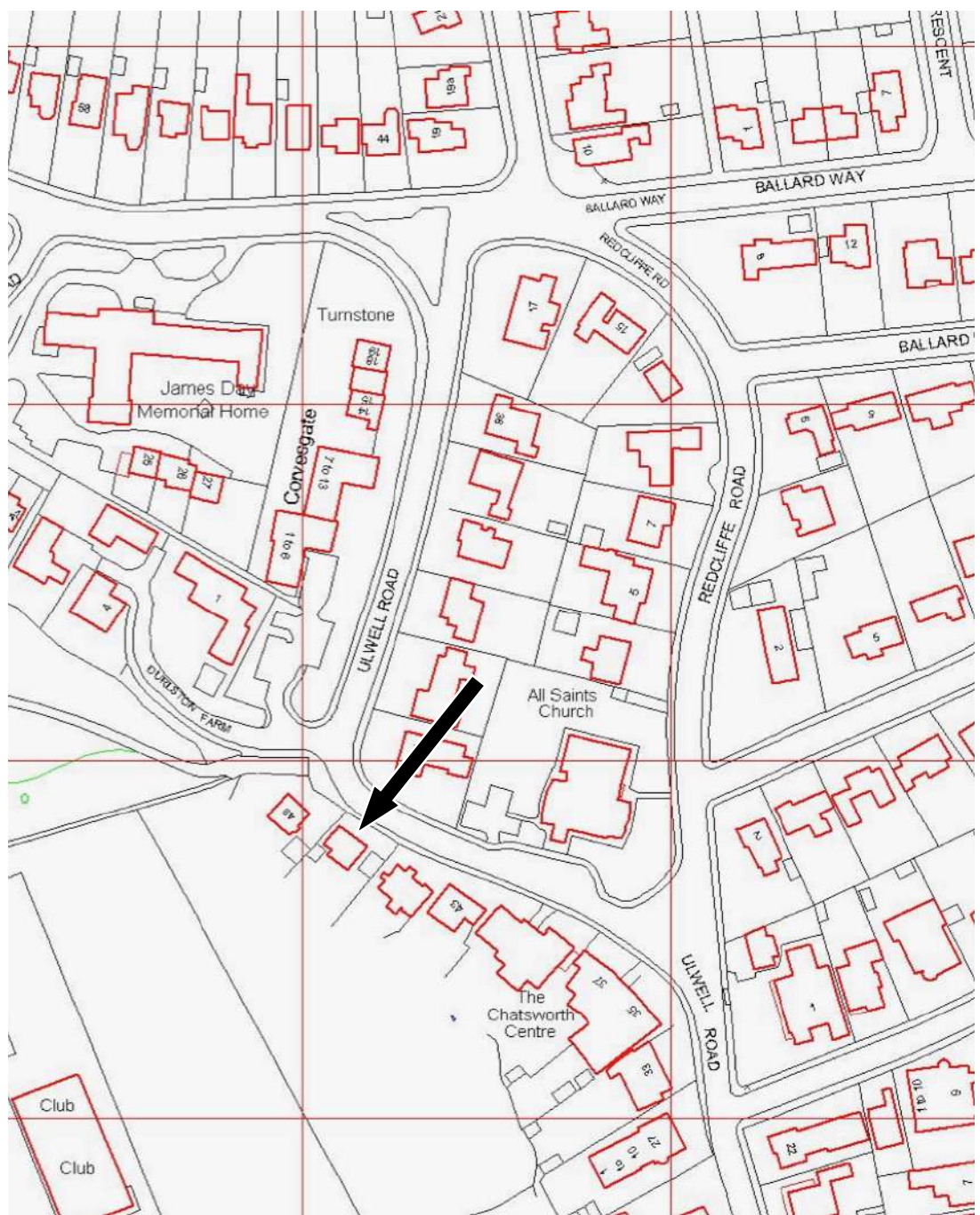
Outside, the paved driveway provides ample off-road parking and leads to the detached garage. The front garden is partially bound by Purbeck stone walling and has a variety of mature shrubs. At the rear, the good sized garden is mostly laid to lawn with a paved patio area, shrubs and ornamental tree and a timber shed.

Property Ref: ULW2291

Council Tax Band F - £4,070.55 for 2026/2027



Total Floor Area Approx. TBCm<sup>2</sup> (TBC sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

